

BRIHINMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

**Office of the Chief Fire Officer, Mumbai Fire Brigade – H.Q., Byculla –
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SUB: Formulation of General Policy for stipulating Fire Protection measures & Fire Fighting requirement for the proposed construction of High-rise Residential Composite Single Winged buildings under scheme 33(7) & 33(7)(A) of DCPR-2034 on the various trapezoidal shaped plots, from building plan approval point of view.

- REF.:** i) Note Sheet from Hon. M.C./sir vide Online File No.-P-9287/2021/ (1498)/D-Ward/GIRGAUM-337/New, dated 25/03/2022 & 28/04/2022.
ii) MFB No. – FB/H/OD/754, dated 17/08/2022.
iii) CHE/10606/DPC, dated 05/09/2022.
iv) MFB No. – FBH/780, dated 18/10/2022.
v) MCP/869, 17/11/2022.
vi) CHE/DP/19497, dated 22/11/2022.
vii) MFB No. – R-I/Gen/730, dated 22/11/2022.
Vii) MCP/1864 Dated 08.12.2022
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With reference to above subject & mentioned Ref. No.-i), this is to state that “The proposal which are to be scrutinized as per Regulations & accordingly for the proposed construction of High-rise Residential buildings on the various trapezoidal shaped plots, the compulsory open space as required under Regulation No.-47(1)(A) (B), shall be provided perpendicular to the road on one side of the proposed building.” whereas **Regulation-10(5)(ii), Regulation-47(1)(A) (B) and Regulation-41 (1)(a)(c) (2)(i)(a)(iii)** which states as following:

➤ **Regulation-10 (5) (ii) of DCPR-2034:**

10. PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE: -

(5) Processing of the development permission application:

(ii) *Fire brigade scrutiny.* -The plans for all high rise and special buildings shall also be subject to the scrutiny of the Chief Fire Officer, and development permission shall be given by the Commissioner only after clearance by the Chief Fire Officer.

➤ **Regulation-47 (1) (A) (B) of DCPR-2034 [PART IX URBAN SAFETY REQUIREMENTS]:**

47. FIRE PROTECTION REQUIREMENTS

(1) General: The planning, design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, Fire Protection Chapter, National Building Code as amended time to time shall apply.

For high rise and special building, additional provisions relating to fire protection contained in Appendix-I shall also apply.

(A) For proposal under regulations 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(A), 33(9)(B), (10), 33(10)(A), 33(11), 33(15), 33(20)(A)b

In case of rehabilitation/composite buildings having height more than 70.00 mtrs., at least one side other than road side, shall have clear open space of 9.00 mtrs. at ground level, accessible from road side.

However, if the podium is proposed it shall not extend beyond 6m from building line and shall have clear open space of 9.00 mtrs. at ground level OR if the podium is proposed it shall not extend beyond 6.00 mtrs. from building line and shall have clear open space of 6.00 mtrs. beyond podium & 9.00 mtrs. at ground level with clear height of 4.50 mtrs. from ground to podium (below soffit of the beam) for accessibility of fire appliances.

No ramps for the podium shall be provided in these side open spaces.

B) For the proposals, other than (A) above

b) Buildings having height more than 70.00 mtrs., at least two sides, accessible from road side, shall have clear open space of 9.00 mtrs. at ground level. However, if podium is proposed it shall not extend beyond 6.00 mtrs. from building line and shall have clear open space of 9.00 mtrs. at ground level OR if the podium is proposed it shall not extend beyond 6.00 mtrs. from building line and shall have clear open space of 6.00 mtrs. beyond podium & 9.00 mtrs. at ground level with clear height of 4.50 mtrs. from ground to podium (below soffit of the beam) for accessibility of fire appliances. No ramps for the podium shall be provided in these side open spaces.

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➤ **Regulation-41 (1)(a)(c) (2)(i)(a)(iii) of DCPR-2034:**

41. OPEN SPACES WITHIN BUILDING PLOTS/LAYOUT:

(1) (a) Open spaces separate for each building or wing: -

The open spaces required under these Regulations shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces as required under these Regulations;

Provided that if one of the wings does not depend for light and ventilation on the open space between the two wings, the said open space shall be the one required for the higher wing or one required for deriving the light and ventilation whichever is higher.

Open spaces to be provided for the full consumption of FSI-The open spaces to be left at the sides and rear shall relate to the height necessary to consume the full FSI permissible, for the occupancy in the zone.

(c) The front open space shall be measured perpendicular to the road line. The open spaces for light and ventilation shall be measured perpendicular to the building line. The open spaces for dead wall shall be measured perpendicular to compound wall.

(2) Side and rear open space in relation to the height of the building for light and ventilation-

(i) Residential and Commercial Zones-

(a) The open spaces on all sides except the front side of a building shall be as follows:

Sr. No.	Ht. of building (H)	Side & rear marginal open space		Side & rear marginal open space	
		Plot upto 1000 sq. mtrs. or where average width/depth of plot is less than 20.00 mtrs.		Plot size more than 1000 sq. mtrs. and average width/depth of plot more 20 mtrs.	
		Light & Ventilation	Dead wall	Light & Ventilation	Dead wall
3.	More than 70.00 mtrs. & upto 120.00 mtrs.	-----		H/4 or 16.00 mtrs. More	9.00 mtrs.

iii) In case of High-Rise building with height more than 32.00 mtrs. the requirements of Fire Safety as specified in these Regulations/Fire Brigade Authorities shall be fulfilled.

In case of building exceeding the height of 70.00 mtrs. minimum open space at ground level shall be 9.00 m. The step-backs shall be provided in such a way that the required open spaces as per the provisions of Regulation No. 41(1)(a), 41(2)(i)(a) & 43(1) are maintained at upper level.

1) (a) Open spaces separate for each building or wing 41 (1)(a) Open spaces to be provided for the full consumption of FSI

(c) The front open space shall be measured perpendicular to the road line. The open spaces for light and ventilation shall be measured perpendicular to the building line. The open spaces for dead wall shall be measured perpendicular to compound wall

- 2) Side and rear open space in relation to the height of the building for light and ventilation- (i) Residential and Commercial Zones- (a) the open spaces on all sides except the front side of a building shall be as per Regulation 41(5).

➤ **Regulation-41 (5)(a)(iii) of DCPR-2034:**

Regulation :- 41(5) Provisions in open spaces for plots in Reconstruction/ Redevelopment Schemes under the Maharashtra Housing and Area Development Authority Act, 1976, Slum Rehabilitation Authority and Redevelopment Scheme of municipal tenanted properties; and in case of DCR Regulations 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(11), 33(15) and 33(20)(A) (1) (2) The following provisions shall only be applicable in case of rehab and composite building. Composite building in Rehab scheme is the building where the rehab component is equal to or more than 50%.

The following provisions shall only be applicable in case of rehab and composite building. Composite building in Rehab scheme is the building where the rehab component is equal to or more than 50%.

Regulation: - 41(5)(a) Notwithstanding the provisions contained in sub-Regulations (2) of this Regulation.

Regulation: - 41(5)(a)(iii) for a building with height more than 32.00 mtrs. but upto 70.00 mtrs. the side and rear marginal open spaces shall not be less than 6.00 mtrs. and for a building with height more than 70.00 mtrs. the side and rear marginal open spaces shall not be less than 9.00 mtrs. and 12.00 mtrs. beyond 120.00 mtrs. subject to fulfilment of fire safety requirement as specified in these Regulations.

❖ **POLICY FOR COMPOSITE SINGLE WINGED BUILDINGS BELOW THE HEIGHT OF 70.00 MTRS PROPOSED ON THE VARIOUS TRAPEZOIDAL SHAPED PLOTS UNDER REGULATION - 33(7) & 33 (7) (A):**

The compulsory open space as required under Regulation No.-47(1)(A)(a), shall be provided perpendicular to the road on one side of the proposed building.” where **Regulation-47(1)(A)(a)** states that for buildings having height above 32.00 mtrs. upto 70.00 mtrs., atleast one side open spaces shall not be less than 6.00 mtrs., subject to fulfilment of fire safety requirement as specified in these Regulations with following suggestions from Fire & Life Safety point of view:

- i) These type of proposals will be considered favourably by this department only when License Surveyor / Architect concerned will certify that the composite single winged building is proposed under Regulation- 33(7) & 33 (7) (A) on trapezoidal shaped plot at the time of seeking provisional Letter of approval of Fire Protection measures & Fire Fighting requirements.
- ii) Minimum front open space shall be provided as per the provisions of Regulation-41(1)(a)(c).

- iii) No compound wall shall be provided on the frontage of the building at road side.
- iv) One side open space of the building shall be provided perpendicular to the road as per the provisions of Regulation-47(1)(A) (a).
- v) Maximum habitable portion shall be provided on the frontage facing road-side for speedy evacuation of the occupants of the building with the help of the Hydraulic ladder platform / Snorkel / Turn Table ladder.
- vi) Staircase of the building shall be of enclosed type & provided with FRD.
- vii) One no. of Firemen's Evacuation Lift with Fireman's lobby (Fire/Smoke Check Lobby) shall be provided to the staircase in the building.
- viii) Lift lobbies / Corridor passage of the building on every floor level shall be protected by providing sprinkler system.
- ix) Each habitable room of every flat on every floor shall be protected by providing automatic sprinkler system as per relevant specifications.
- x) Refuge areas provided in the building shall be easily accessible from the road side and not from any side open space.
- xi) On terrace floor, area abutting to the road side shall be kept open to sky & free from obstructions and without any hindrances for easy access to the Hydraulic ladder platform / Snorkel / Turn Table ladder from the road side.
- xii) The FSRL will be issued with required justification in view of Fire & Life Safety measures.
- xiii) All the additional fire safety requirements (if any) stipulated by CFO department on case to case basis shall be complied with.

❖ **POLICY FOR COMPOSITE SINGLE WINGED BUILDINGS ABOVE THE HEIGHT OF 70.00 MTRS PROPOSED ON THE VARIOUS TRAPEZOIDAL SHAPED PLOTS UNDER REGULATION - 33(7) & 33 (7) (A):**

The compulsory open space as required under Regulation No.-47(1)(A) (b), shall be provided perpendicular to the road on one side of the proposed building." where **Regulation-47(1)(A)(b)** states that for buildings having height more than 70.00 mtrs., atleast one side other than road-side shall have open space not less than 9.00 mtrs. accessible from road-side, subject to fulfilment of fire safety requirement as specified in these Regulations with following suggestions from Fire & Life Safety point of view:

- i) These type of proposals will be considered favourably by this department only when License Surveyor / Architect concerned will certify that the composite single winged building is proposed under Regulation- 33(7) & 33 (7) (A) on trapezoidal shaped plot at the time of seeking provisional Letter of approval of Fire Protection measures & Fire Fighting requirements.
- ii) Minimum front open space shall be provided as per the provisions of Regulation-41(1)(a)(c).
- iii) No compound wall shall be provided on the frontage of the building at road side.
- iv) One side open space of the building shall be provided perpendicular to the road as per the provisions of Regulation-47(1)(A)(b).

- v) Maximum habitable portion shall be provided on the frontage facing road-side for speedy evacuation of the occupants of the building with the help of the Hydraulic ladder platform / Snorkel / Turn Table ladder.
- vi) Both the Staircases of the building shall be of enclosed type & provided with FRD at each floor level & these staircase shall be located at remote/distinct place from each other.
- vii) Two nos. of Firemen's Evacuation Lift with Fireman's lobby (Fire/Smoke Check Lobby) one each associated with each staircase shall be provided in the building.
- viii) Lift lobbies / Corridor passage of the building on every floor level shall be protected by providing sprinkler system.
- ix) Each habitable room of every flat on every floor level shall be protected by providing automatic sprinkler system as per relevant specifications.
- x) Refuge areas provided in the building shall be easily accessible from the road side and not from any side open space.
- xi) On terrace floor, area abutting to the road side shall be kept open to sky & free from obstructions and without any hindrances for easy access to the Hydraulic ladder platform / Snorkel / Turn Table ladder from the road side.
- xii) The FSRL will be issued with required justification in view of Fire & Life Safety measures.
- xiii) All the additional fire safety requirements (if any) stipulated by CFO department on case to case basis shall be complied with.

NOTE :

- I. This Policy shall be applicable only to the composite single winged buildings having floor-plate area not more than 500 sq. mtrs. & developed on various trapezoidal shaped plots under 33(7) & 33(7) A of D.C.P.R.-2034.**
- II. As an added precaution, NOC from High Rise Committee (HRC) shall be sought for buildings having height more than 70.00 mtrs. in such cases.**

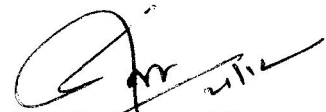
It is further to say in connection with the Note Sheets under Ref. No.-iii) & iv) regarding provision of open space, Fire Protection measures & Fire Fighting requirements will be stipulated by this department from Fire & Life Safety point of view by taking into consideration various trapezoidal shaped plots & as per the **Regulation-47(1)(A)(b) of DCPR-2034** regarding provided open space to the one side of the building.

These types of proposals will be scrutinized as per the **Regulation- 33(7) & 33(7)(A) of DCPR-2034** & the proposal will be considered favorably with justified provision of one no. or two nos. of Fireman's Evacuation Lifts (as per the case mentioned above policy) which can be available for speedy & safe evacuation of the occupants / resident members in case of any exigencies as well as for efficient Rescue operation to

be undertaken by the Fire Brigade personnel and also for Fire Fighting operation in critical condition at any given time due onset of Fire emergencies.

Hence, formulation of policy regarding issuance of Fire Protection measures & Fire Fighting requirements for the proposal of various trapezoidal shapes of plots is considered on the basis of the Fire risk pertaining to Life Safety and provisions of Fixed Fire-fighting system installations along with additional provision of Fireman's Evacuation Lifts in such a buildings.

It is therefore requested that the points mentioned in the Note Sheet of Ch.E. (D.P) regarding 9.00 Mtrs. open space at one side perpendicular to the road is considered favorably for stipulating Fire Protection measures & Fire Fighting requirement as per **Regulation-47(1)(A)(b) of DCPR-2034** as well as point mentioned in the Note Sheet of Hon. M.C. /sir regarding provision of open space as per the orders of Hon. Supreme Court is already taken into account in terms of Fire & Life Safety measures.



**Chief Fire officer
Mumbai Fire Brigade**